



~~March 18, 2003 CPC~~
May 20, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PR0229

SCB&T
(SCB&T-Waterford)

Clover Hill Magisterial District
North line of Genito Road and the east line of Charter Colony Parkway, located in the northeast quadrant of the intersection of these roads.

REQUEST: Planning Commission approval of a landscape plan and architecture as required by Zoning Case 89SN0150.

RECOMMENDATION

Staff recommends approval of this request with one (1) condition for the following reasons:

1. The proposed elevations are compatible with the contemporary style of the existing shopping center buildings and office building.
2. Brandermill Commercial Architectural Review Board has granted conditional approval of the architecture and the landscape plan. The condition has been incorporated into the revised plans and elevations. (Copies of the Brandermill CARB correspondence are attached to this report.)
3. The recommended Condition will ensure compliance with County Ordinance and zoning landscape requirements.

CONDITION

Revised plans, which accomplish the following Review Comments, shall be submitted to the Planning Department for review and approval.

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REVIEW COMMENTS

1. Staff recommends that the landscape plan be revised and resubmitted in accordance with the following:
 - a. Provide a note on the landscape plans stating: "Existing plant material within the front setbacks may be credited toward landscape requirements as determined in the field by an agent of the Planning Department. If insufficient vegetation exists, additional plant material will be required to satisfy landscape requirements. Prior to occupancy of the building, call the Planning Department to schedule an inspection of existing plant material.
 - b. The consultant has indicated that no exterior site lighting is proposed at this time. Should lighting be proposed in the future, the lighting plan and catalogue sheets for each type of fixture shall be submitted to the Planning Department and the Brandermill CARB for review and approval prior to installation of any exterior site lighting. The location of proposed site lighting shall be indicated on the landscape plan to ensure no conflicts exist between lighting locations and proposed trees. Provide documentation of the Brandermill CARB approval of site lighting.

GENERAL INFORMATION

Associated Public Hearing Cases:

86SN0117 - Gulfstream Development Corporation
89SN0150 - Waterford at Brandermill
90PS0190 - RGA Virginia - The Shoppes at Waterford
90PS0212 - J.K. Timmons
99PS0331 - Tredegar Industries

Developer:

SCB&T

Location:

Fronting approximately 240 feet on the north line of Genito Road, also fronting approximately 85 feet on the east line of Charter Colony Parkway and located in the northeast quadrant of these roads. Tax ID 729-688-9256 (Sheets 9 and 10).

Existing Zoning and Land Use:

I-1; Vacant

Size:

0.99 acre

Adjacent Zoning and Land Use:

North - I-1; Vacant
South - I-1; Commercial
East - I-1; Commercial
West - C-2; Cemetery and commercial

BACKGROUND

Condition 2 of Case 89SN0150 requires architectural plans to be submitted to the Planning Commission for approval.

Condition 2. The shopping center shall be designed such that architecture, visual, and site design do not project typical strip development. Architectural renderings/elevations shall be submitted to the Planning Commission for approval in conjunction with schematic plan review. (P)

Planning Commission review and approval of conceptual landscape plans is required by General Condition 3 (a) of the textual statement of Case 89SN0150:

3. Landscape Plans. The following landscape plans will be submitted:

- (a) A conceptual landscape plan will be submitted to the Planning Commission for its review contemporaneously with the schematic site plan. The conceptual landscape plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.

Condition 3 of Case 89SN0150 requires all trees eight (8) inches in caliper and greater to be retained within the setbacks along all public roads, unless removal is approved by the Planning Department. The site plan indicates a retaining wall at the east end of the site, adjacent to the setback along Genito Road. The wall is intended to preserve the trees within this setback.

General Condition 6 of the Textual Statement of Case 89SN0150 requires approval by the Brandermill Commercial Architectural Review Board (CARB) for all building and site designs. A copy of the memo dated April 9, 2003 from the Brandermill Commercial Architectural Review Board has been received by the Planning Department (a copy is attached to this staff report). The memo conditionally approves the building, recommending a change to the gable and roof. These changes have been made and are reflected in the revised elevations included in this staff report. The Brandermill CARB approved the landscape plan subject to the provision that all

planted areas be mulched. A note has been added to the landscape plan specifying the mulched areas.

The Brandermill CARB is scheduled to meet again on May 6, 2003, which is subsequent to the deadline for filing this staff report. The results of this meeting will be available prior to the date of the public hearing.

CONCLUSIONS

Based on the information provided, staff recommends approval with one (1) condition.

CASE HISTORY

Planning Commission Meeting (3/18/03):

At the request of the applicant, the Planning Commission deferred this case for sixty (60) days to its regularly scheduled May hearing date.

The Brandermill Community Association
COMMERCIAL ARCHITECTURAL REVIEW BOARD
3001 East Boundary Terrace, Midlothian, Virginia 23113

DATE: April 9, 2003
TO: Robert Pilkington/Balzer
Raymond Saunders/Southern Community Bank & Trust
FROM: Chair, Commercial Architectural Review Board
PROJECT: Southern Community Bank & Trust
LOCATION: Waterford Shopping Center
SUBJECT: STATUS MEMO: COMMERCIAL ARCHITECTURAL REVIEW

TYPE OF SUBMITTAL: () SITE PLAN () LIGHTING
(X) BUILDING PLANS () LANDSCAPE PLAN (X) SIGNAGE

ACTION TAKEN:

() APPROVED (X) APPROVED WITH CONDITIONS () DENIED
() PRELIMINARY REVIEW (Not Released for Construction)

() Reasons for Denial	(X) Limiting Conditions of Approval (Binding)	(X) Comments
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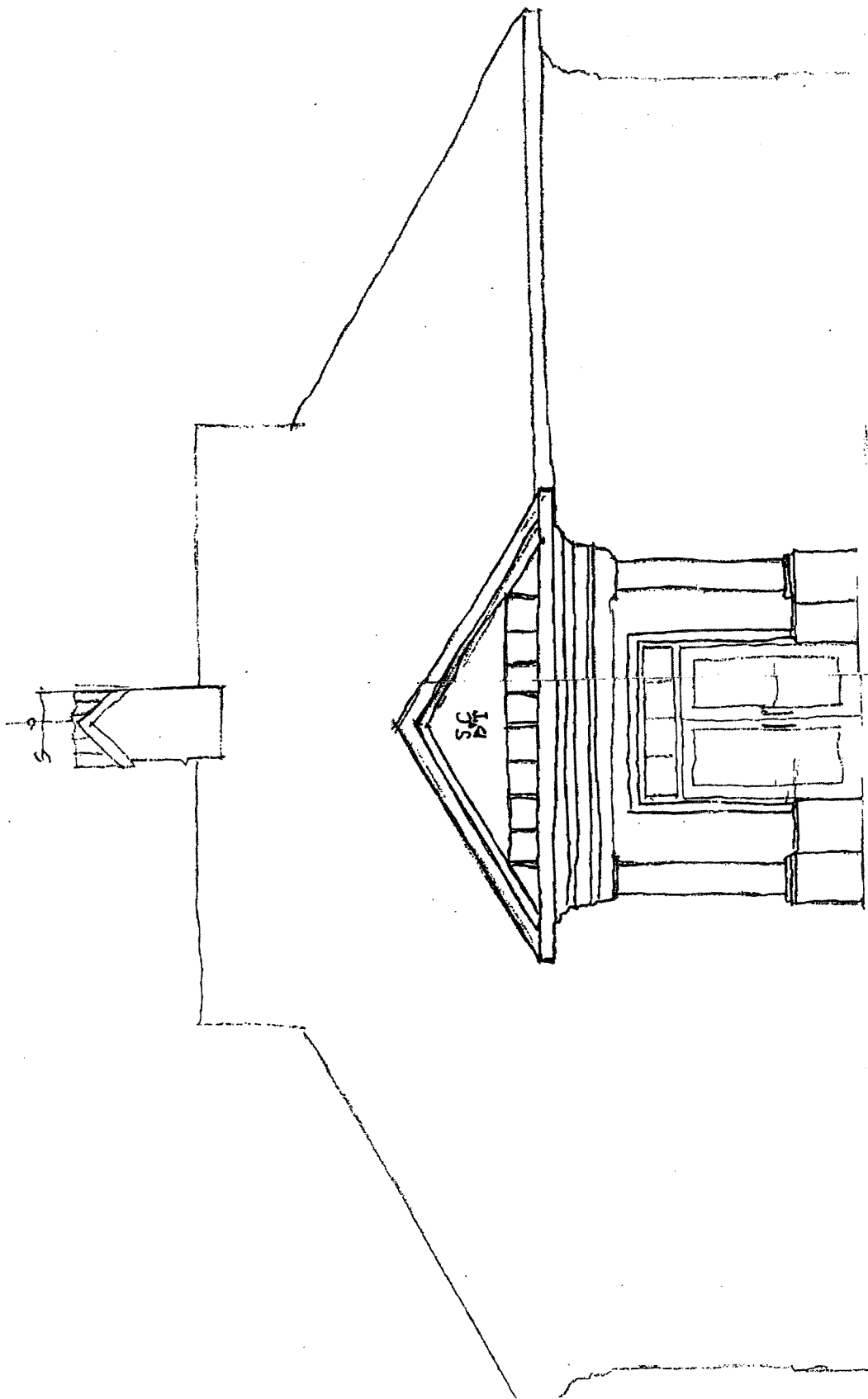
The CARB reviewed the revised plans on the above mentioned project and a conditional approval was granted subject to the following:

- 1) The cupola is approved as submitted drawn.
- 2) Center the "initials" only in the gable as shown on the submitted sketch. Please let the CARB know the status of the proposed monument sign on the corner of Genito and Charter Colony.
- 3) The CARB recommends you modify the roof and gable as shown on the enclosed sketch.
- 4) The color samples submitted are approved.

Signed: _____

Douglas L. Greene / myf

Douglas L. Greene, Chairman
Brandermill Commercial Architectural Review Board



The Brandermill Community Association
COMMERCIAL ARCHITECTURAL REVIEW BOARD

3001 East Boundary Terrace, Midlothian, Virginia 23113

DATE: March 5, 2003
TO: Robert Pilkington, Batzer
Raymond Saunders, Southern Comm. Bank & Trust
FROM: Chair, Commercial Architectural Review Board
PROJECT: Southern Community Bank & Trust
LOCATION: Waterford Shopping Center
SUBJECT: STATUS MEMO: COMMERCIAL ARCHITECTURAL REVIEW

TYPE OF SUBMITTAL: ☒ SITE PLAN ☐ LIGHTING

☒ BUILDING PLANS ☒ LANDSCAPE PLAN ☒ SIGNAGE

ACTION TAKEN:

☐ APPROVED ☒ APPROVED WITH CONDITIONS ☐ DENIED

☐ PRELIMINARY REVIEW (Not Released for Construction)

☐ Reasons for Denial ☒ Limiting Conditions of Approval (Binding) ☐ Comments

The CARB reviewed the revised plans for the above mentioned project and rendered a conditional approval subject to the following:

- 1) The building plans are approved as submitted with the exception of the cupola. Submit a revised design showing the suggested change reducing the size and number of louvered panels.
- 2) Submit samples of all proposed materials.
- 3) If a monument style sign can be utilized on the corner of the property, delete the proposed signage on the side of the building.
- 4) Use logo letters only in the gable of the building and center the design. Submit a proposed sketch for review.
- 5) Identify all site lighting on the site plan.
- 6) All planted areas are to be mulched.

Signed: _____

Douglas L. Greene

Douglas L. Greene, Chairman
Brandermill Commercial Architectural Review Board

The Brandermill Community Association
COMMERCIAL ARCHITECTURAL REVIEW BOARD
3001 East Boundary Terrace, Midlothian, Virginia 23113

DATE: March 5, 2003
TO: Robert Pilkington, Balzer
Raymond Saunders, Southern Comm. Bank & Trust
FROM: Chair, Commercial Architectural Review Board
PROJECT: Southern Community Bank & Trust
LOCATION: Waterford Shopping Center
SUBJECT: STATUS MEMO: COMMERCIAL ARCHITECTURAL REVIEW

TYPE OF SUBMITTAL: ☒ **SITE PLAN** ☐ **LIGHTING**

☒ **BUILDING PLANS** ☒ **LANDSCAPE PLAN** ☒ **SIGNAGE**

ACTION TAKEN:

☐ **APPROVED** ☒ **APPROVED WITH CONDITIONS** ☐ **DENIED**

☐ **PRELIMINARY REVIEW (Not Released for Construction)**

☐ **Reasons for Denial** ☒ **Limiting Conditions of Approval (Binding)** ☐ **Comments**

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- 6) All planted areas are to be mulched.

Signed: _____

Douglas L. Greene

Douglas L. Greene, Chairman
Brandermill Commercial Architectural Review Board

RT 288

GENITO RD

GENITO PL

I-1

I-1

C-3

R-MF

WATERCOVE RD

EAST BOUNDARY RD

EAST BOUNDARY CT

I-1

A

A

500 OLD HUNDRED RD

I-1

I-1

CHARTER COLONY PKWY

C-2

R-7

FOX CHASE

FOX CHASE TER

QUAIL HILL DR

FOX CHASE RD

HUNTS BRIDGE

HUNTS BRIDGE RD

QUAIL HUNT CT

STEEPLE CHASE

STEEPLE CHASE RD

THREE BRIDGES

THREE BRIDGES RD

R-7

WOODBIDGE CROSSING CONDO

GENITO RD

WATKINS GLEN

SUTTERS MILL

SUTTERS MILL RD

CROSS TIMBERS

CROSS TIMBERS

CROSS TIMBERS

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03PR0229
SCB&T - WATERFORD

600 0 600 Feet

